

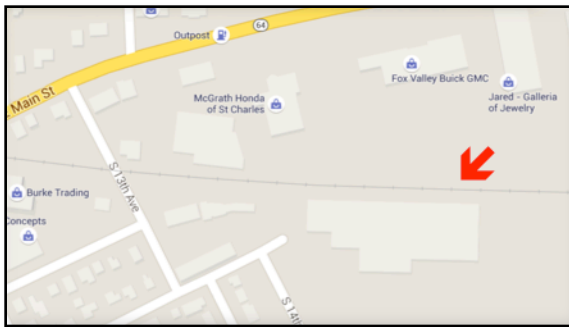
Bluegrass

BUSINESS CENTER

Industrial Space Available

1501 Indiana Ave St Charles, Illinois

- Up to 93,428 sq ft of industrial space!
- Divisible - Smaller spaces (800 to 26,000 sq ft) available!
- Heavy M2 Zoning allows most uses!
- Heavy power with abundant docks & doors!
- Possible outside storage and truck parking!
- Flexible lease terms & best lease rates around!



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Broker owned and managed. We represent ownership in any leasing or sale transaction and will not act as dual agents. Interested parties are advised to seek their own representation.

Property Specs

AVAILABLE:

Spaces ranging from 800 to 93,428 sq ft of office, warehouse & manufacturing space.

Warehouse and industrial space can be easily divided to fit your exact needs!

SIZE:

+/- 93,428 Sq Ft building on +/- 8.5 Acres

CLEARANCE:

Varies from 10' to 16 '

LOADING:

7 Exterior docks

6 Drive in Doors

Additional docks & doors can be added

SPRINKLERED:

Fully sprinklered

POWER:

120/208 200 amp 3 phase standard,

Avail 480 v, 4000 Amp 3 phase

HEAT:

Low pressure steam

PARKING:

50+ Cars

10 semi's, expandable to 40+.

Outside storage & parking possible.

POSSESSION:

Immediate and Flexible.

LEASE RATES:

Lease rates are quoted on a gross basis.

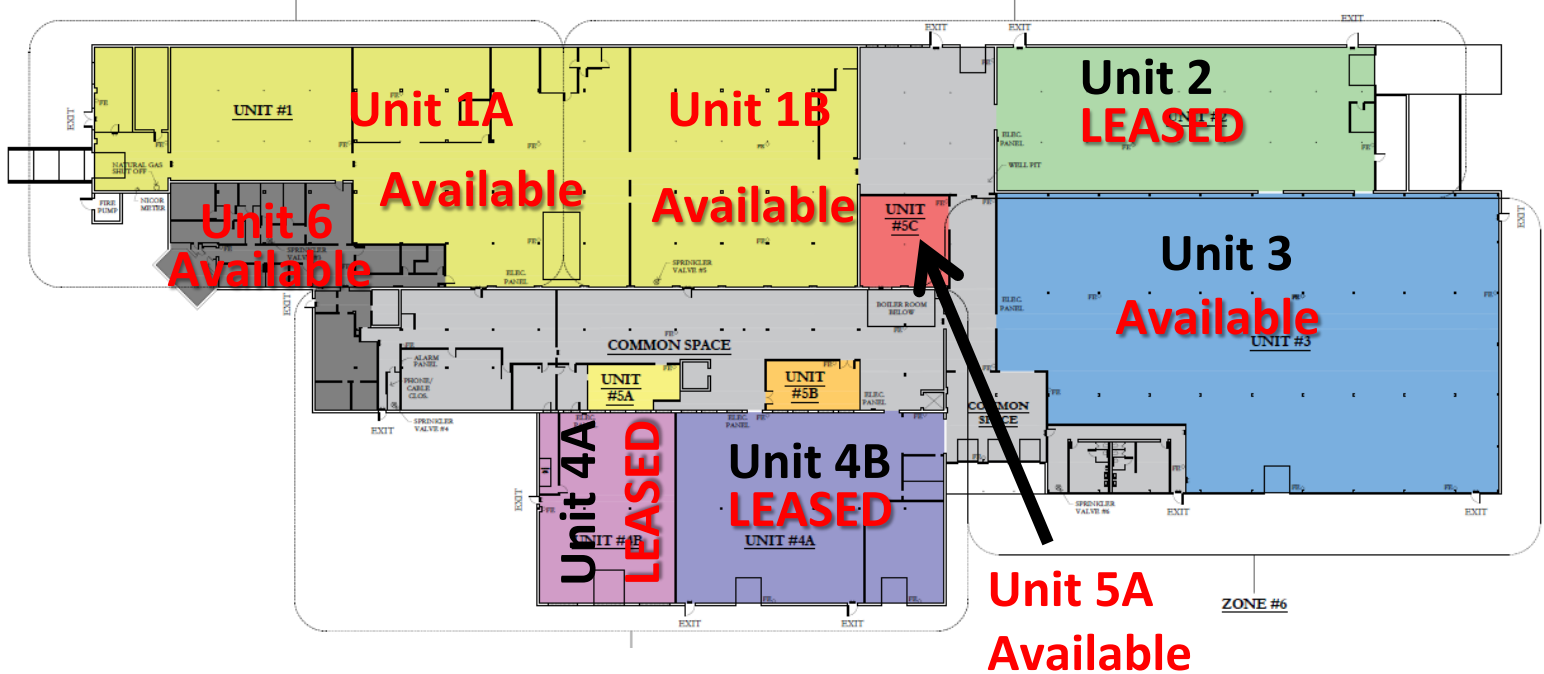
Heat, sewer, water, taxes and common area maintenance included.

Tenant pays their own electric.

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Space Summary



Unit	Sq Ft	Drive in Doors	Docks	Clear Height	Offices	Monthly Rent	Available
1A	15,067	2	NA	12'	2	\$5,000	Immediate
1B	8,421	1	3 Shared	12'	0	\$3,500	Immediate
2	10,500	2	4 Common	12'	1	NA	Occupied
3	23,283	1	7 Common	16'	0	\$7,000	90 days
4A/4B	12,160	3	3 Common	16'	2	NA	Occupied
5A	1,200	1	3 Common	10'	NA	\$1,200	Immediate
6A	1,000	NA	NA	10'	NA	\$1,000	60-90 days
6B	3,500	NA	NA	10'	NA	\$2,500	60-90 days

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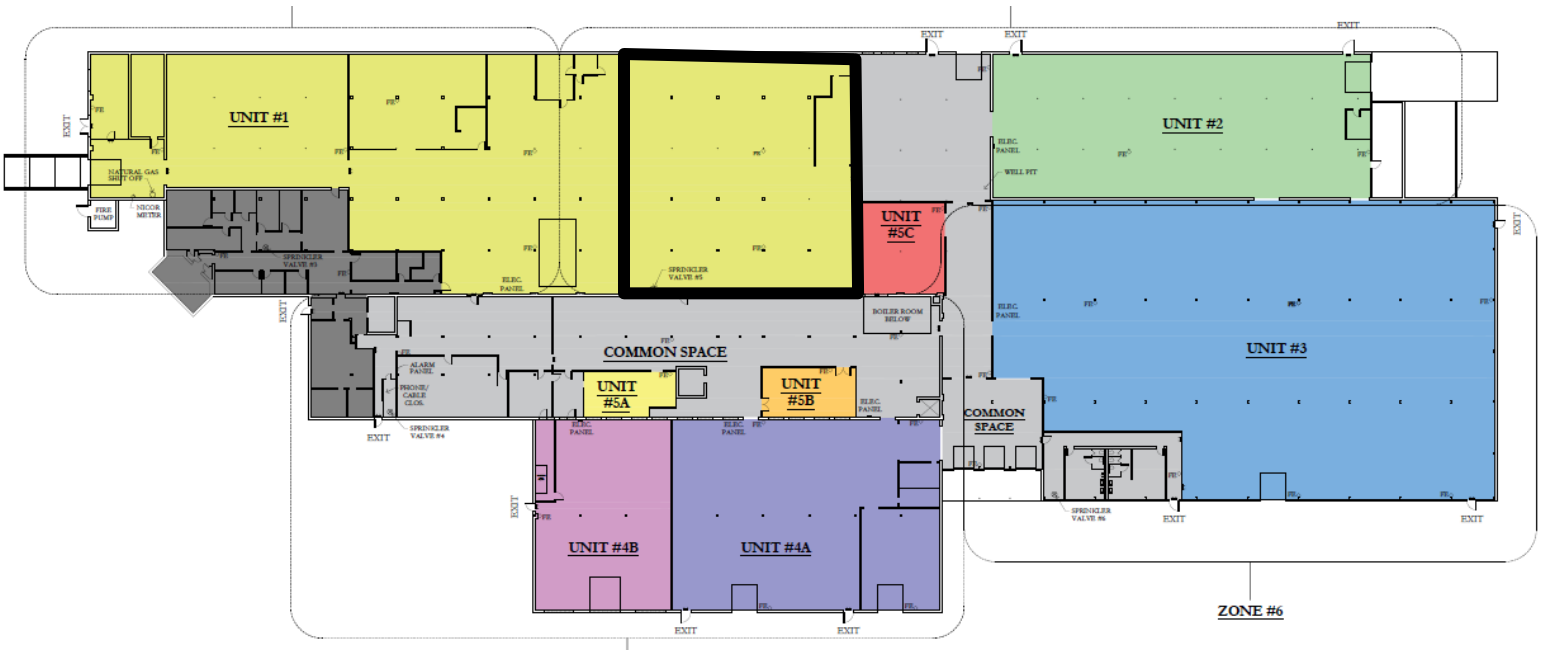
Unit 1A

- ✓ Approx. 15,067 sq ft.
- ✓ Ideal for service uses
- ✓ Attractive store front entrance & reception area
- ✓ Two drive in doors.
- ✓ Approx. 1,200 sq ft office space.
- ✓ Three exterior service/exit doors.
- ✓ Access to shared loading docks with levelers.
- ✓ Approx 12' ceiling height
- ✓ New T-8 light fixtures throughout.
- ✓ Available immediately.
- ✓ Asking \$5,000/month



Unit 1B

- ✓ Approx. 8,421 sq ft.
- ✓ ideal for warehouse, storage, light assembly uses
- ✓ Drive in doors.
- ✓ Two exterior service/exit doors.
- ✓ Access to shared loading docks with levelers.
- ✓ Approx 12' ceiling height.
- ✓ New T-8 light fixtures throughout.
- ✓ Asking \$3,500 per month.
- ✓ Available immediately.



Unit 3

- ✓ Features approx 23,283 sq ft of open warehouse or manufacturing space
- ✓ Great column spacing
- ✓ One 12'x14' drive in door
- ✓ Three exterior service/exit doors
- ✓ Access to two sets of shared loading docks (6 total) with levelers
- ✓ Approx 16' ceiling height
- ✓ New T-8 light fixtures
- ✓ Can be combined for a total of approx 33,200 sq ft.
- ✓ Asking **\$3.60/sq ft modified gross**
- ✓ Immediate occupancy



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Unit 5A

- ✓ Approx 1,296 sq ft
- ✓ One 9' x 10' overhead door
- ✓ Access to 3 shared loading docks with levelers
- ✓ New T-8 light fixtures
- ✓ Asking \$1,200 monthly (\$11.11/sq ft gross!)
- ✓ Immediate occupancy.



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Unit 6A

- ✓ Approx 800 sq ft
- ✓ Ideal for service/retail
- ✓ 2 Private offices
- ✓ New T-8 light fixtures
- ✓ Asking \$1,300 monthly
- ✓ Estimated 60-90 day occupancy



**DON'T MISS
OUT!**

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Unit 6B

- ✓ Approx 3,500 sq ft
- ✓ Ideal for service/retail
- ✓ Exterior entrance
- ✓ Can be finished to suit
- ✓ New T-8 light fixtures
- ✓ Asking \$2,500 monthly
- ✓ Estimated 60-90 day occupancy

